

El Dorado County Board of Supervisors

TGPA-ZOU Project
November 12, 2015

Project Hearing Schedule

- NOVEMBER 10, 2015 Morning Session
 - Focus Project Background and Process
- NOVEMBER 10 Afternoon Session
 - Focus on Rural Areas – Natural Resources, Agriculture, Rural Lands
- NOVEMBER 12 Morning Session
 - Focus on Community Site Design – General Plan Policy and Ordinance.
 - Other General Edits/Clean-Ups
- NOVEMBER 12 Afternoon Session
 - Focus on Community Regions
- NOVEMBER 13 (reserved ALL DAY)
 - Final Board Deliberation and Action on TGPA-ZOU

COMMUNITY SITE DESIGN AND STANDARDS

Community Site Design and Standards

Community Site Design and Standards:

- Wetland/Riparian Setbacks
- Planned Development/30% Open Space
- Hillside Design (30% Slope)
- Public Infrastructure (recommended removal of Application of Sewer/Water infrastructure policies in Community Regions)
- Temporary Construction noise
- Set standards up front vs. “I’m thinking of a color” (community and site design standards)

Other Code and Policy “Clean-ups”:

- Delete policy requiring Neighborhood Service Zone
- Traffic and Circulation Policy text clean ups
- Air Quality Plan opportunities (Objective 6.7.1)
- Clarify Mineral Resource mapping requirements
- Public Facilities/Services Financing Plan requirements (shall to may)
- Bikeway master Plan (rename)

Wetland and Riparian Setbacks

Board identified the following:

- Not a state or federal requirement
- General Plan Policy to mitigate impacts to “sensitive riparian habitats” (relatively limited)
- Not a one-size fits-all issue; setbacks should adapt to differing conditions
- Directed the Ordinance to consider the following:
 - Adopt standardized setbacks for ministerial projects; use biological resource assessments for discretionary applications or modifications to ministerial setbacks
 - Use objective measurements (high water mark; spillway elevation)
 - Incorporate larger setbacks for major lakes, rivers and creeks
 - Codify Environmental Management setbacks for septic system disposal areas and septic tanks for water quality protection

ROI 06-2004 and ROI 274-2008:

Planned Developments/30% Open Space/Density Bonus

- Revise to give greater flexibility in development of infill, affordable, and small housing projects within Community Regions/Rural Centers
- Clarify terms used
- Identify exemptions
- Provide options for public benefits other than Open Space
- Retain Density Bonus Policy ONLY for projects meeting 30% Open Space



Superseded by Reso 182-2011

RESOLUTION NO. 274-2008

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF INTENTION TO INITIATE A GENERAL PLAN AMENDMENT TO REVISE LAND USE ELEMENT POLICIES RELATING TO MANDATORY OPEN SPACE AND PLANNED DEVELOPMENTS

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, because of that mandate, El Dorado County's General Plan and the various elements thereof must be continually updated with current data, recommendations and policies; and

WHEREAS, the Planning Commission and the public have expressed concerns that Land Use Element policies relating to planned developments and mandatory open space are frustrating the objectives of the General Plan; and

WHEREAS, greater flexibility is desired to accommodate infill development within the Community Regions and Rural Centers as designated on the General Plan land use map;

NOW, THEREFORE, BE IT RESOLVED, that the El Dorado County Board of Supervisors will set a public hearing to consider amending the Land Use Element of the General Plan to modify Policies 2.2.3.1 and 2.2.5.4 to provide greater flexibility for planned developments in urban areas, to provide options for public benefits other than open space, to clarify terms used in said policies, and to direct growth to the Community Regions and Rural Centers. Specifically to review and propose changes to 2.2.3.1 as to the percentage open space requirement and 2.2.5.4 as to the baseline number of lots and affect on developments over 50 lots and to be able to place the open space offsite to the project.

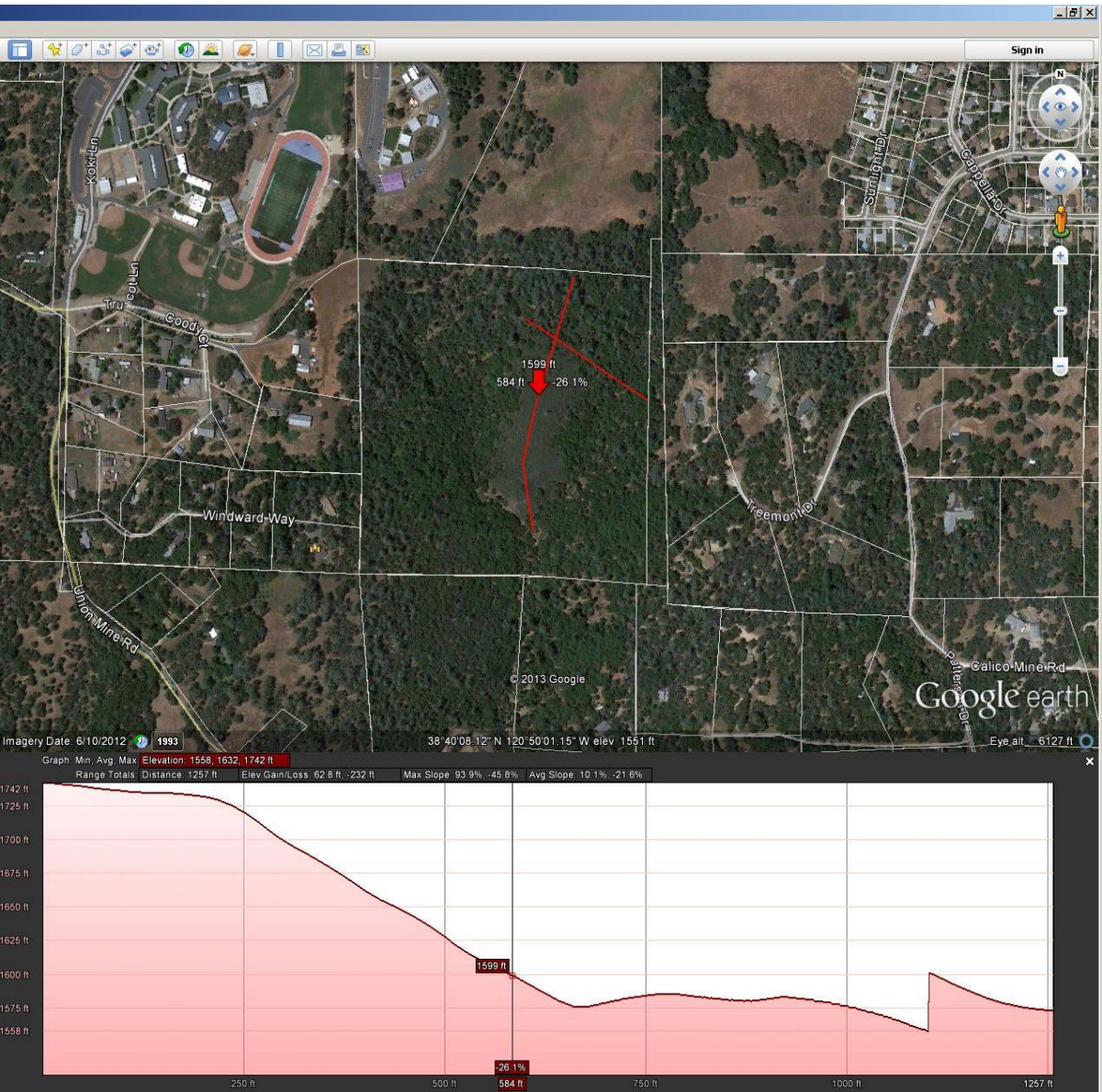
BE IT FURTHER RESOLVED, the Board of Supervisors hereby authorizes the Development Services Department to proceed with the preparation of the above said hearing.

Planned Development

Board directed the Ordinance

- Retain 30% open space objective in General Plan
- Modify 30% open space requirement to:
 - Exempt projects less than 5 units, or smaller than 3 acres in CR and RC, or condo conversions, or MFR, or Mixed Use Development
 - Allow 15% *improved* open space and 15% exclusive use open space to meet 30% requirement in HDR.
- Retain density bonus policies ONLY for projects meeting minimum 30% open space requirement
- Incorporate Ag protections and resources, including ability to use open space for Ag in Ag Districts

Hillside Development Standards; 30% Slope Restrictions



- Implements General Plan policies applicable to development within hillside areas with 30% slopes
- Sets slope gradient calculation – 30 feet of vertical distance for every 100 feet of horizontal distance, and vertical elevation of at least 50 feet
- Allows reasonable use on existing lots when development or disturbance will not impair the stability of slopes on the property or on surrounding properties
- Includes Exemptions:
 - Construction of roads, public, public trails, entitled developments (previously approved projects in Tahoe Basin, Agricultural uses

Public Infrastructure

(Roads, Water and Sewer, Facilities and Utilities)

- Relaxation of public water and wastewater hook up requirements in Community Regions
- Traffic and Infrastructure-Related Policy Amendment examples:
 - Minor amendments to road improvement policy language:
 - (e.g. amend TC-1m—delete “of effort”; TC-1n(B)—replace “accidents” with “crashes” to be consistent with transportation industry standard language; and TC-1w—delete “maximum.”)
 - Changing the document reference for the existing Circulation Diagram to “Figure TC-1” (No changes would be made to the document)

Temporary Construction Noise

Resolution No. 182-2011

Page 4 of 6

New Goal

Consider a new goal and associated policies recognizing the requirements of California Government Code § 65080(b)(2)(I) implemented through the regional Metropolitan Transportation Plans to provide CEQA streamlining opportunities for qualified projects.

New Policy

Consider a new policy that supports the development of new or substantially improved roadways to accommodate all users, including bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists consistent with appropriate code requirements. Add implementation measure to update the applicable manuals and standard plans to incorporate elements in support of all users. (Assembly Bill 1358 the Complete Streets Act of 2008)

PUBLIC SERVICES AND UTILITIES ELEMENT

Policy 5.1.2.2 and Table 5-1

Consider amending policy and table to provide flexibility when achieving minimum level of service requirements consistent with related policies being considered for amendment.

Policies 5.2.1.3 and 5.3.1.1

Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Regions.

PUBLIC HEALTH, SAFETY AND NOISE ELEMENT

Policy 6.4.1.4 and 6.4.1.5

Consider amending policies and remove Attachment A to address recommendations by the Office of Emergency Services and Homeland Security regarding dam failure inundation.

Policy 6.5.1.11 and Tables 6-1 thru 6-5

Consider revising existing noise standards to establish attainable noise thresholds with regard to temporary nighttime construction activities and other temporary exceedances.

Objective 6.7.1 and 6.7.5

Consider amending the General Plan Objective 6.7.1 and 6.7.5 to reflect updated air quality plan opportunities that support the adoption of a separate Air Quality - Energy Conservation Plan. Create policy(s) to implement these objectives.

CONSERVATION AND OPEN SPACE ELEMENT

Policy 7.1.2.1

Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.

Objective 7.6.1.3(B)

Consider amending policy to delete specific references to zones to conform with the changes proposed in the Zoning Ordinance update.

AGRICULTURE & FORESTRY

Policy 8.1.3.2

Project ROI 182-2011(Page 4)

(General Plan Policy 6.5.1.11 and Tables 6-1 through 6-5):

“Consider revising existing noise standards to establish noise thresholds with regard to temporary nighttime construction activities and other temporary exceedances.”

Planning Commission Recommendation*:

Revise Policy 6.5.1.1 to require all temporary project-related construction activities to comply with General Plan noise thresholds or obtain a temporary use permit for short-term exceedances.

(*For Details, see Legistar File No. 11-0356, Item 18B, Item No 6)

Community Design Standards/Guidelines: Proposed as Part of the Revised Land Development Manual (LDM) or Successor Document

Board Objective for LDM

- Incorporate all adopted design standards and guidelines; and
- Serves as a consolidated reference tool; and
- Adoptable by Board Resolution

Draft Volume 3 Table of Contents

- Chapter 1: Community Design Standards
 - Landscaping and Irrigation
 - Mobile Home Park Design
 - Outdoor Lighting
 - Parking and Loading
 - Research and Development Design
- Chapter 2: Mixed Use Development
 - Mixed Use Development Design Manual
- Chapter 3: Community Design Guidelines
 - Community Design Guide*
 - Missouri Flat Design*
 - Sierra Design*
 - Cultural Resource Studies Guide*
 - Historic Design*
- Chapter 4: Specific Plan Design Standards and Guidelines*
(Existing Specific Plans)

To be adopted as part of the ZOU

Community Standards and Guidelines



← 1. Developer will build considering minimum viability objectives only

2. County adopts Missouri Flat Commercial Design Guidelines to create a greater County coordinated viability story →



← 3. Panda Express would have complied with Design Guidelines if set in advance.



Lot and Building Design Standards

- Set Standards vs. “*I am thinking of a color*”

A successful development (today) takes:

- Different shapes
- Lots of color
- And a pot of gold



®

Project Includes:

- Establish criteria and specifically when it is required
- Apply to discretionary and ministerial alike
- Standard engineering practices are supported
- Community supported design is applied
- *Planned Development (PD) is an alternative...not a requirement*
- *If a PD is required, set clear design standards up front.*

Form Based Coding 101
Large Mixed-Use Building

Standards
Table 6-21

| | |
|---|---|
| Building Placement: | A |
| Front Yard Set-Back: The front facade of the building shall be placed on the back of the sidewalk. | A |
| Encroachment over the sidewalk may be allowed for some Storage types. | B |
| Side setback: None required; 10 foot minimum if provided. | C |
| Rear setback: 5 feet from the alley. | D |
| Building Size and Massing: | |
| Building height: Two, three or four stories. | B |
| Parking: | |
| On-site covered or unenclosed parking spaces shall be located a minimum of 20 feet behind the back of the sidewalk. | F |

Design

Form

Missouri Flat Adopted Commercial Design Guidelines (i.e. what we wanted)

What we got!

What we could have had!

11 of 12

Community Design Standards

With Design Standards



Without Design Standards



Other Code and Policy

“Clean Ups”



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

ADOPTING A TARGETED GENERAL PLAN AMENDMENT TO THE
EL DORADO COUNTY GENERAL PLAN

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, because of that mandate, El Dorado County's General Plan and the various elements thereof must be periodically updated with current data, recommendations and policies; and

WHEREAS, the Board of Supervisors adopted a General Plan on July 19, 2004, which identifies planned land uses and infrastructure for physical development in the unincorporated areas of the County of El Dorado; and

WHEREAS, on April 4, 2011, staff presented the Board of Supervisors with the first Five-Year Review of the 2004 General Plan with findings that support a need for various revisions to policies related to the development of housing affordable to the moderate-income earner, the creation of jobs, improving sales tax revenues, further supporting the promotion and protection of Agriculture and to address changes in state law; and

WHEREAS, on July 25, 2011, the Board of Supervisors directed staff to prepare a comprehensive Resolution of Intention (ROI) that combines and supersedes the following previously adopted ROIs regarding General Plan Amendments and Zoning Ordinance Update: 1) ROI 179-2010 adopted 12/7/2010 to amend the Zoning Map to add a historic design control combining zone district on selected parcels within the El Dorado/Diamond Springs Community Region; 2) ROI 110-2009 adopted 5/19/2009 to revise the Community Region designation of the Camino-Pollock Pines area; and 3) ROI 274-2008 adopted 10/7/2008 to amend General Plan Land Use Element policies related to mandatory open space and planning developments; and

WHEREAS, the Board of Supervisors also directed staff to include amending the Agricultural District Boundaries as adopted by Resolution (ROI 013-2011 adopted 1/25/2011) with the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) Project; and

WHEREAS, on November 14, 2011, the Board of Supervisors adopted Resolution of Intention 182-2011 to amend a limited (targeted) set of General Plan policies and consider adding some new policies, to be used as the basis for the Project Description for an Environmental Impact Report (EIR) and the Request for Proposal (RFP) to prepare the EIR for the TGPA-ZOU Project;

WHEREAS, staff and the Planning Commission carefully reviewed and considered the TGPA-ZOU Project, the Final EIR, all public comments on the Project and the EIR and made recommendations; and

WHEREAS, on **October** 2015, the Board of Supervisors adopted Resolution No. _____ Certifying the Final Environmental Impact Report for Targeted General Plan Amendment and Zoning Ordinance Update; Making Environmental Findings of Fact; Adopting a Statement of Overriding Considerations; and Approving the Mitigation Monitoring and Reporting Program;

EXHIBIT B

11-0356 16E 1 of 24

Summary of Code and Policy “Clean Ups” as included in the Draft Resolution to Adopt the TGPA*:

- Delete Policy 2.2.5.8 (and references) requiring Neighborhood Service Zone
- Traffic and Circulation Policy text clean ups*. Specific examples include:
 - Policy TC-Xb: This policy would refer to the Circulation Diagram as “Figure TC-1”, rather than “the Circulation Diagram”.
 - Policy TC-1n: Replace “accidents” with “crashes” for consistency with industry standards
- Air Quality Plan opportunities (Objective 6.7.1)
 - For clarity, remove unneeded references to the El Dorado County Clean Air Act Plan and AQMD. Refer instead to “Air Quality standards to reduce the health impacts caused by harmful emissions.”
- Policy 7.2.1.3: Clarify Mineral Resource mapping requirements for consistency with state criteria.
- Policy 10.2.1.5: Public Facilities/Services Financing Plan requirements (change “shall” to “may”)
- Policies TC-4a, TC-4d, TC-4f: Rename “Bikeway Master Plan” to “Bicycle Transportation Plan” for consistency with the title of the Board-adopted document.

*For complete details, See Registrar File No. 11-0356, Item 16E

Summary Planning Commission Recommendation*

Recommended approval of Community Site Design and Standards as proposed, with the following changes:

- Clarify exceptions and conditionally permitted uses in sensitive riparian habitat (ZOU Section 17.30.030.G.5.a)
- Expand the definition of the new Rural Commercial (RCU) Zone District (ZOU Section 17.22.010.C.7)
- Mixed Use Design Manual:
 - Revise the Mixed Use Design Manual (FEIR Appendix C) to differentiate between “guidelines” and “standards” as appropriate. Apply as “standards” to mixed use projects in Community Regions, as “guidelines” in Rural Centers and Rural Region.
 - Add revisions related to the Shingle Springs community description and photo as proposed by a member of the Shingle Springs community.

***For complete details regarding the Planning Commission recommendation, see Legistar File No. 11-0356, Item 18B (Items No. 10-13 and 15-17)** 11-0356 18L 16 of 57

Summary Planning Commission Recommendation*

Recommended approval of Community Site Design and Standards as proposed, with the following changes:

30 % Open Space and Planned Development Policy – Requiring 30% Open Space on R1 and R20K zones with or without a Planned Development

- Revisions to ZOU Section 17.30.080 (Open Space)
- Revisions to ZOU Section 17.28.050.B.2.b (Residential Development Requirements, Exemptions and Alternatives to Onsite Open Space Requirement)
- Add new General Plan Policy 2.2.5.23 (30% Open Space for subdivisions on HDR designated lands)

Public water connections:

- Require most new development projects to connect to public water service (Changes to General Plan Policy 5.2.1.3 and 5.2.1.11)

Temporary Construction Noise:

- Revise Policy 6.5.1.1 to require all temporary project-related construction activities to comply with General Plan noise thresholds or obtain a temporary use permit for short-term exceedances.

Dam Failure Inundation (DFI) Mapping:

- Remove proposed changes to DFI-related Policies. DFI areas should continue to be publicly mapped based on state law.

***For complete details regarding the Planning Commission recommendation, see Legistar File No. 11-0356, Item 18B (Items No. 6, 10, 12, 13 and 15-17)**

Public Comments

END OF MORNING SESSION

Community Regions

Project Focus on Community Regions

- Camino/Pollock Pines
Community Region to 3 Rural
Centers
- El Dorado/Diamond Springs
Historic District designation
- Commercial/MUD
opportunities and available
capacity (Inventory)
- Establish new commercial
zones and designate areas
- Expanded Home Occupation
Ordinance (HOO)
- MUD Design
Standards/streamlining
- Allow detached housing types
in MFR as alternative to
apartments by right
- Allow limited commercial uses
in MFR/RM Zone
- Infill/Opportunity Sites
- Zone Mapping Criteria related
to Community Regions

Community Regions: "DO A LOT WITH A LITTLE"

Legend

COMMUNITY REGIONS



RURAL CENTERS



LAND USE BASE



MFR

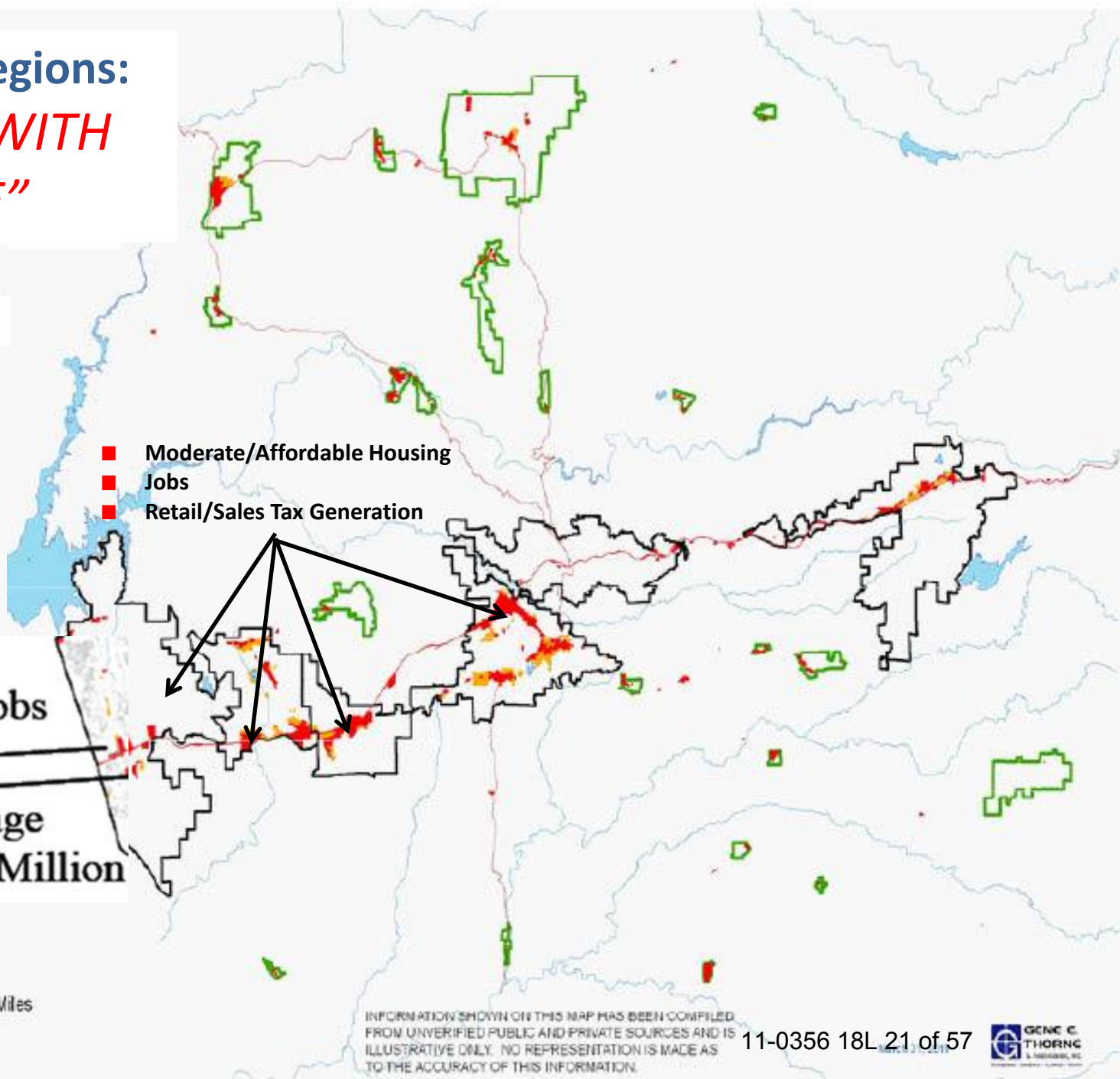


C

- Moderate/Affordable Housing
- Jobs
- Retail/Sales Tax Generation



Jobs
Leakage
\$400 Million

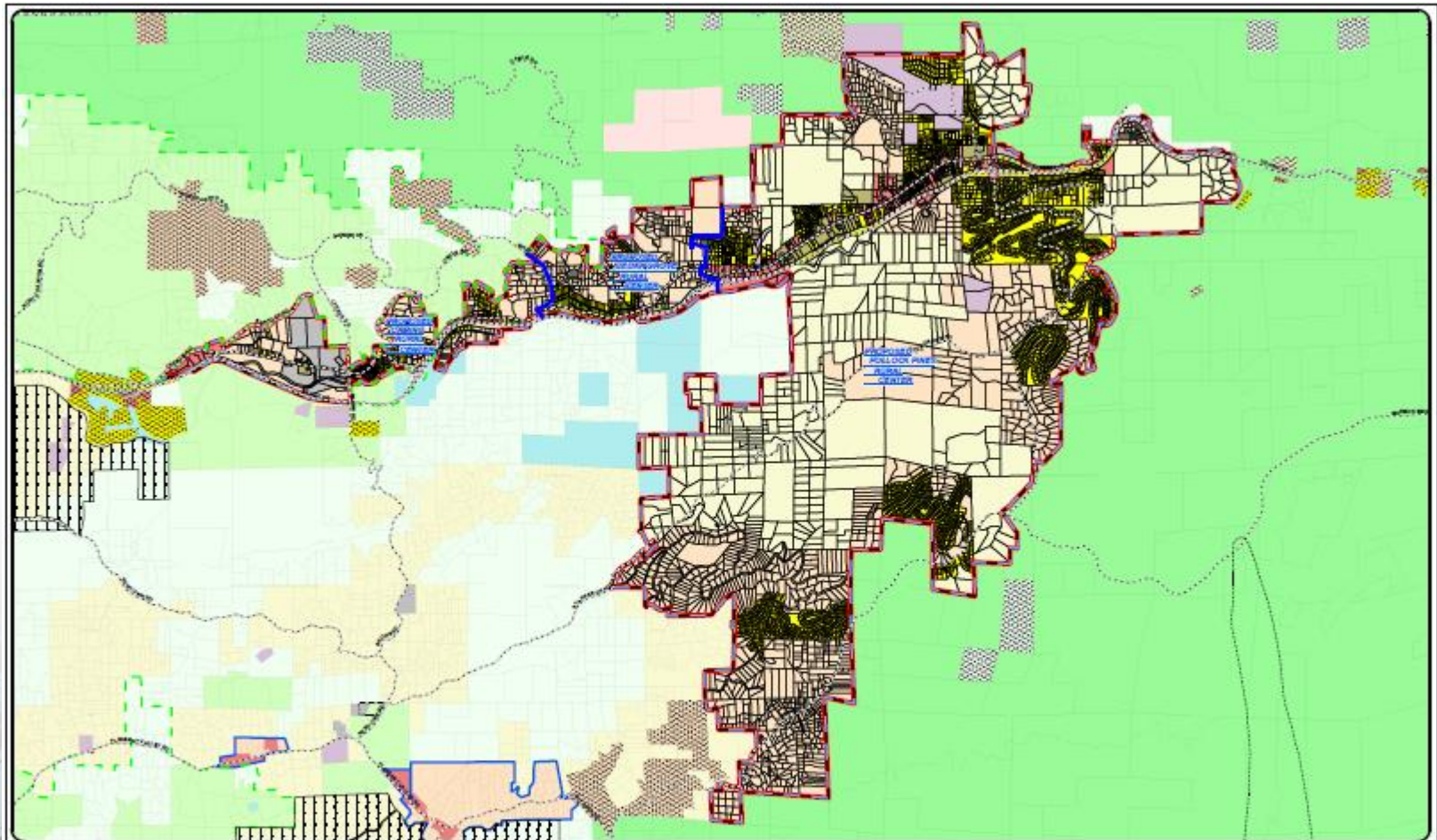


INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.

Camino/Pollock Pines-3 Rural Centers ROI 110-2009

- Replace the Community Region of Camino/Pollock Pines with 3 Rural Centers (Camino, Cedar Grove and Pollock Pines) to allow separate and distinct opportunities for each community
- Outer boundaries would not change
- Intensity of development allowed in Rural Centers is less than that of a Community Region as a result of road and infrastructure constraints.

ROI No. 110-2009: Camino-Pollock Pines 3 Rural Centers



- LEGEND:**
- Agricultural Land - 1/2000 ft.
 - Unincorporated
 - Open Space
 - Public Facilities
 - Rural Residential - 1/2000 ft.
 - General Residential
 - Special Use
 - Agricultural District Boundary
 - Public Land Boundary
 - Water Resource Boundary
 - Community Region Boundary
 - Existing Rural Center Boundary
 - Proposed Rural Center Boundary

**PROPOSED MODIFICATION TO
CAMINO / POLLOCK PINES COMMUNITY REGION
(3 RURAL CENTER ALTERNATIVE)**

Exhibit 3

Map Scale: 1 inch = 1 mile. The map is not intended to be used for navigation. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose.

Historical Overlay

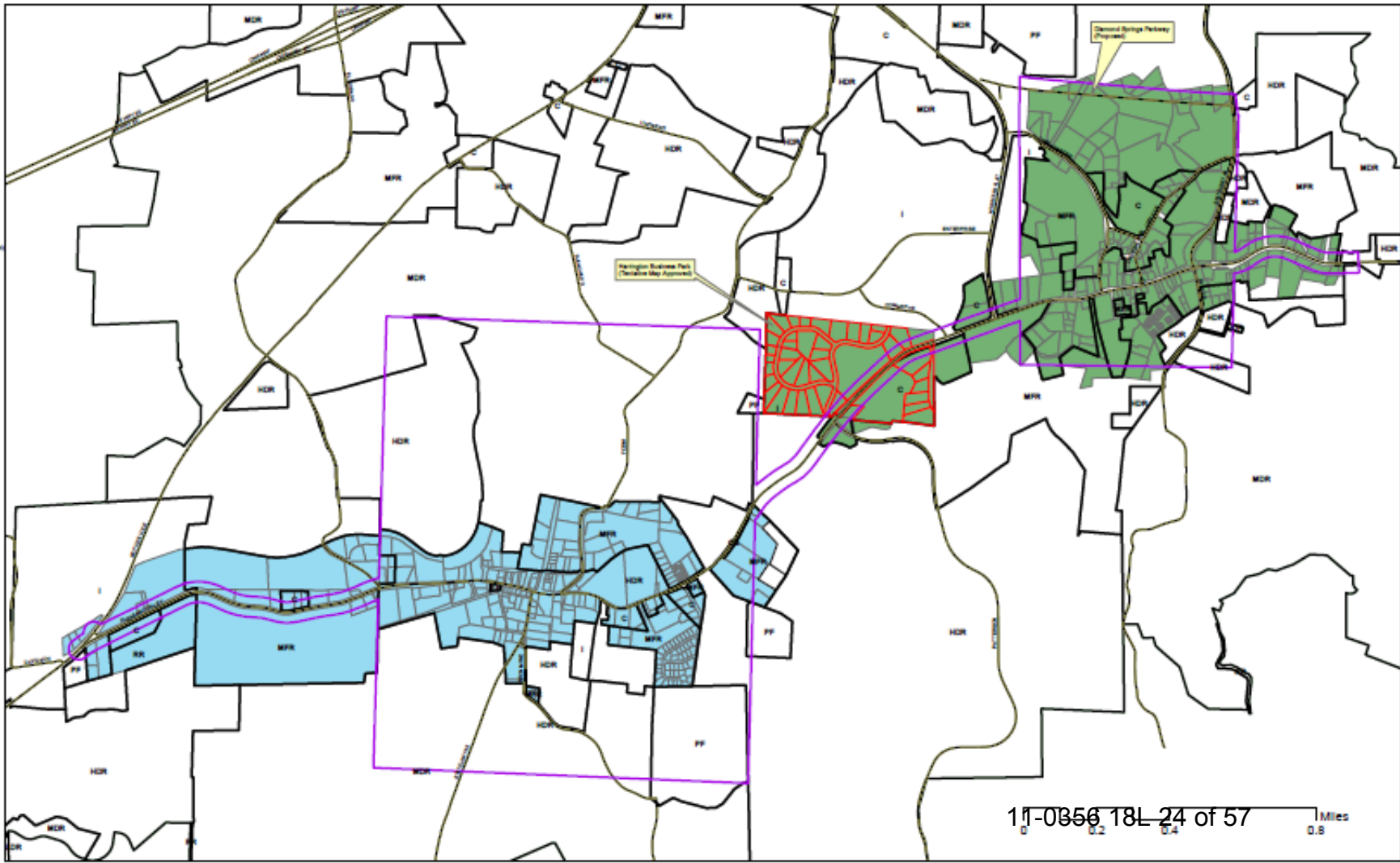
El Dorado/Diamond Springs Historic Overlays



Legend

- ESDR Overlay
- DR Overlay (Proposed)
- DR Overlay
- ESDR Overlay (Proposed)
- DR Overlay
- ESDR Overlay

Map created by:
Planning Services
El Dorado County
Diamond Springs, CA 95825
916.455.1000
www.el-dorado.ca.gov



Commercial and Mixed Use Development Inventory

“Do A Lot With A Little”

Vacant Commercial Zoned Land with Sewer

| Parcel Breakdown | # of Parcels | % of Total Parcels | Acreage | %of Total Acreage |
|------------------|-----------------|-----------------------|---------|----------------------|
| Less than 1 Acre | 145 | 55% | 63 | 10% |
| 1-3 Acres | 79 | 30% | 144 | 22% |
| 4-9 Acres | 28 | 11% | 162 | 25% |
| 10-16 Acres | 7 | 3% | 89 | 14% |
| 20-57 Acres | 6 | 2% | 192 | 30% |

85% of the parcels are smaller than 3 acres

2015 Updated Commercial and Mixed Use Development Inventory

Table 1: Countywide Land Use Designation



Summary of Land Use Designation, Countywide

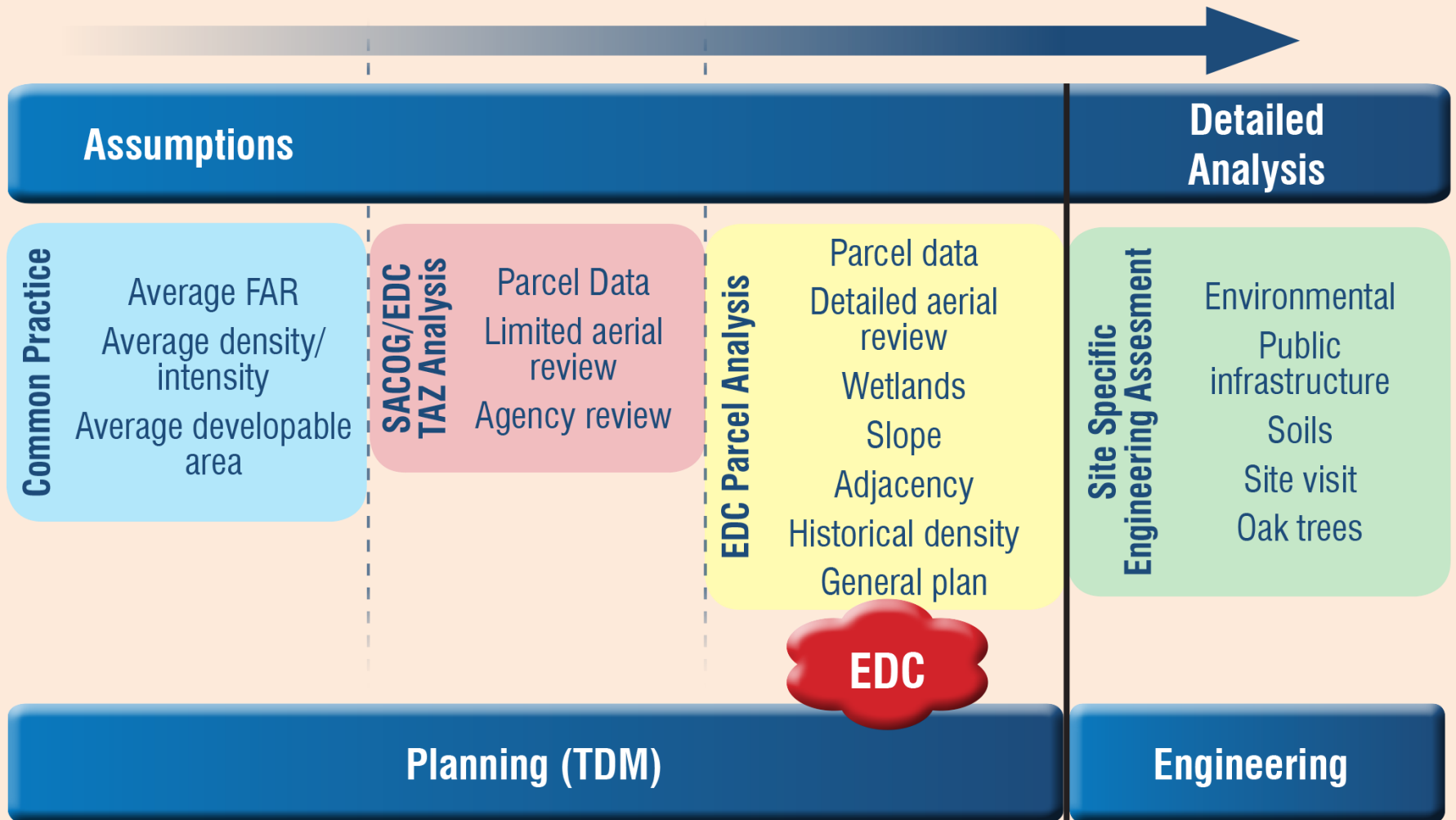
| Land Use Type | Fully Developed | | Partially Developed | | Vacant with Potential | | Highly Constrained | |
|---------------------------|-------------------|-----------------|---------------------|-------------------|-----------------------|-------------------|--------------------|-------------------|
| | Number of Parcels | Acres Developed | Number of Parcels | Acres Developable | Number of Parcels | Acres Developable | Number of Parcels | Acres Constrained |
| Commercial | 1,130 | 1,115.4 | 165 | 303.6 | 313 | 717.3 | 176 | 380.3 |
| Industrial | 159 | 286.3 | 47 | 110.5 | 129 | 611.6 | 37 | 185.5 |
| R&D | 189 | 158.9 | 16 | 61.2 | 54 | 609.7 | 5 | 11.3 |
| All Land Use Types | 1,478 | 1,560.6 | 228 | 475.3 | 496 | 1,938.7 | 218 | 577.1 |

Legend

Land Use Designation

- Commercial
- Industrial
- R&D

TDM Land Use



Community Region Zoning Amendments

- **Four new commercial zones added**
 - Regional Commercial
 - Community Commercial
 - Limited Commercial
 - Mainstreet Commercial
- **Existing Commercial Zones Retained**
 - Commercial Professional Office
 - General Commercial

New Zoning Designations:

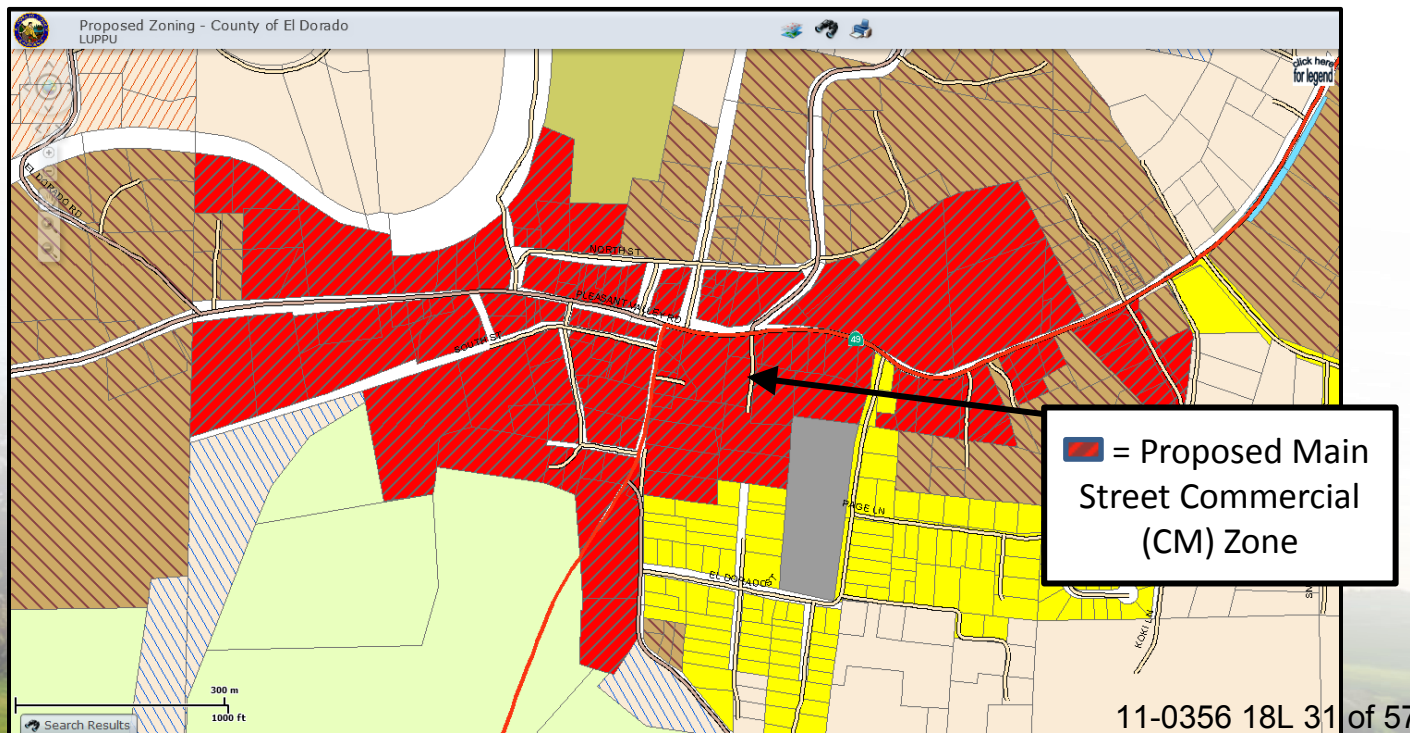
| Zoning | Description (Intent) |
|---|--|
| CG – General Commercial | To create a buffer between industrial and retail uses and for heavy, intensive uses. The purposed to accommodate such uses as automotive repair, home improvement services and auto sales (for example). |
| CM – Main Street Commercial | To provide small “old town” type main street type areas, a zoning that accommodates the small shop owner, or small business owner the ability to conduct business and is really designed for a zoning in small blocks and parcels sizes. |
| CPO – Office Professional / Commercial | The CPO, Professional Office Commercial Zone is intended to promote and regulate the development of land suitable for professional, administrative, and business offices and offices mix with low to high intensity residential uses. It is intended that this zone be utilized as a transition between residential areas and higher intensity commercial uses while providing adequate economic incentive for development of such office space. Retail sales shall be incidental to the primary office uses in this zone. |

New Zoning Designations:

| Zoning | Description (Intent) |
|--------------------------------------|--|
| CR – Regional Commercial | To direct major retail projects and prevent the development of these defined areas into non-retail/sales tax generating uses. |
| CC- Community Commercial | To allow for commercial uses that encompass a larger neighborhood trade area defined as such uses as grocery stores, financial institutions, services and commercial sales that happen in a frequent manner (weekly +). |
| CL – Limited Commercial | To define uses that are on limited areas (example: 5 acres or less), that are both neighborhood oriented or rural in nature, such uses as garden offices , medical offices, day care, churches , convenience stores, cafés, coffee shops, and other neighborhood/rural uses servicing a small or less dense trade area. A mix of uses is encouraged, including residential and office. |
| CRU – Commercial Rural Region | Defined as uses similar to CL but shall include some heavy rural lands and Agricultural commercial uses consistent with surrounding character and limited by septic tanks. Support agriculture and tourism/recreational needs. |

Mapping Process Examples

- New commercial zones created to meet TGPA-ZOU goals and objectives
 - ✓ Example: New Main Street Commercial (CM) Zone in the historic townsite of El Dorado



Home Occupation Ordinance (HOO)

✓ The Board desired to consider an (expanded) “range of intensities for home occupations, based on the size and zoning of parcels, addressing the use of accessory structures, customers and employees” (ROI 183-2011 Item No. 10)

ZOU Options for Employees:

Table 17.40.160.2 – Home Occupation Employee Limits

| | RM | R1 | R20K | R1A/ R2A | R3A | RE | Rural Lands, Agricultural and Resource Zones |
|-------------------------------|----|----|------|-------------|-----|----|--|
| <1 acres | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 1-5 acres | 1 | 1 | 2 | 2 | 2 | 2 | 4 |
| > 5 but less than 10 acres | 1 | 1 | 2 | 2 | 4 | 4 | 7 |
| > 10 acres | 1 | 1 | 2 | 2 | 4 | 7 | 10 |

Home Occupation Ordinance –HOO
ROI ZO ok – Range of Analysis

| | |
|--|---|
| <p style="text-align: center;"><u>Draft ZO</u></p> <ul style="list-style-type: none"> • No employees • Banned Occupations (all food, no truck over 1 ton) • Limited to primary residence • No customers • CUP | <p style="text-align: center;"><u>Expanded Scope</u></p> <ul style="list-style-type: none"> • Employees based on Graduated Standards (parcel size, use, traffic) • Structures / standards • Customers by graduated standard RL 10 and up • Retail Sales - standards • <u>Standards vs. CUP</u> |
|--|---|

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ZOU Options to Expand:

- Structures/Home Offices:
- On-Site Customers
- (Limited) Retail Sales
- (Limited) commercial vehicles and deliveries
- (Limited) storage of goods

➤ Program EIR recommends reduce the number of employees allowed by right (EIR Mitigation Measure TRA-2)

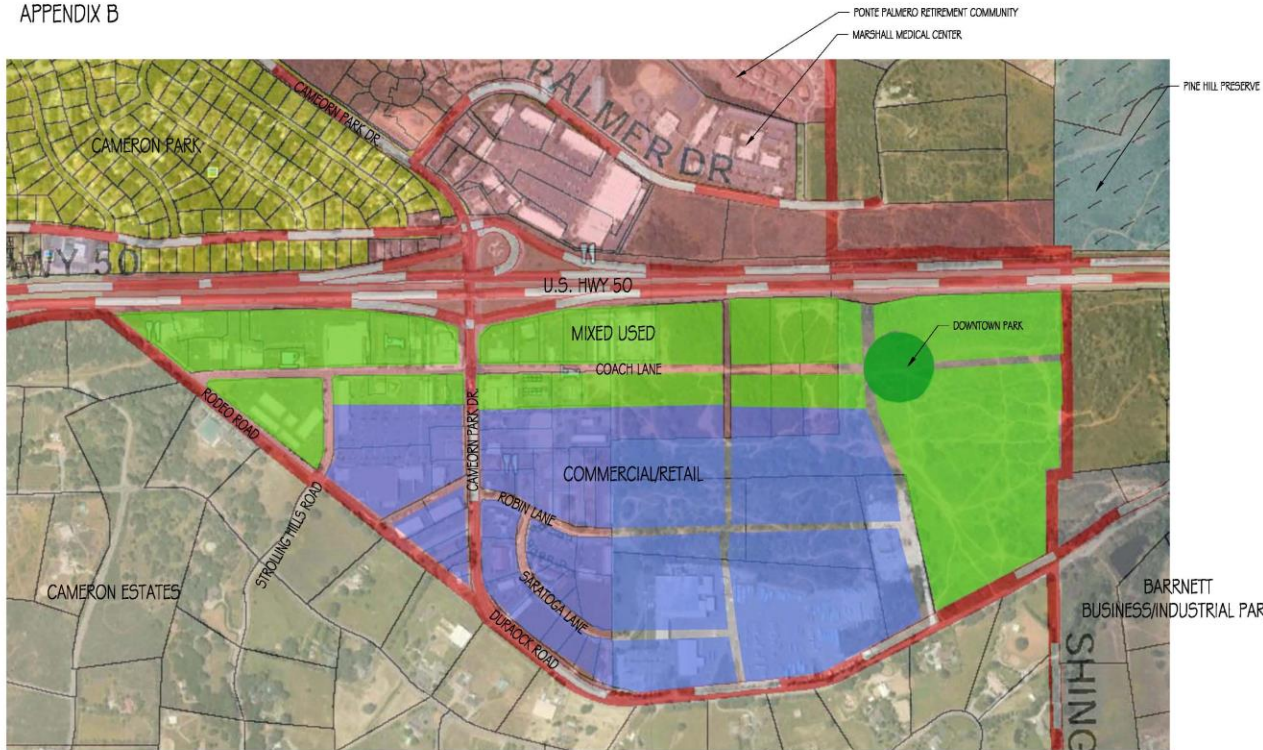
Phasing Mixed Use Development (MUD) on Multi-Family Residential (MFR) Lands:

| Phase | Policy Goals | Adoption Status |
|----------|---|--|
| MUD I | <ul style="list-style-type: none"> • Allows MUD on commercial with a PD • Parcelization of residential component of MUD | Adopted December 10, 2009 |
| MUD II | <p>Modify General Plan or Zoning Ordinance to reduce constraints to:</p> <ul style="list-style-type: none"> •Density (SB375) •Open Space (Public Space) •Slope •Residential concurrency •Allowance for MUD in MFR •Allowance detached compact residential in MUD and MFR with core attributes of a traditional neighborhood and mixed use design principles •Create form based “Prototypes” for MUD/TND using specific Commercial and Multi-Family zones •Remove PD requirement •Implement Community Identity framework (GP objective 2.4.1) | <p>TGPA-ZOU: The Board directed on December 10, 2009 that MUD II policies would be brought back to the Board within one year.</p> <p>EDAC completed Community I.D. framework in 2010; ready for Board/Planning consideration</p> |
| MUD III* | <ul style="list-style-type: none"> • Mixed Use Overlay District • Community ID – Community initiative using grant/private funding | Timing Community driven with County cooperation as needed |

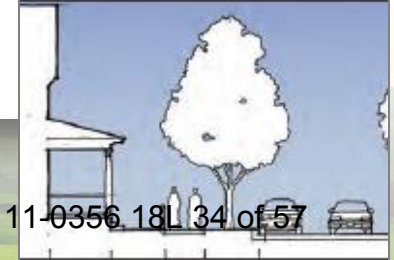
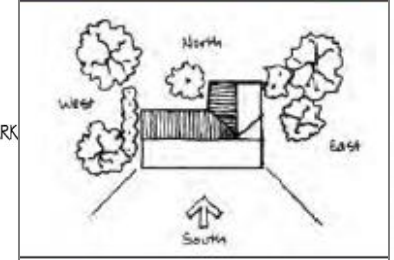
***MUD III is not part of the TGPA-ZOU Project.**

MUD III Downtown Cameron Park Community Driven (Not Part of TPGA-ZOU)

APPENDIX B



1 CAMERON PARK
SUSTAINABLE DOWNTOWN



May include Land Use changes

Why Mixed Use Development (MUD)

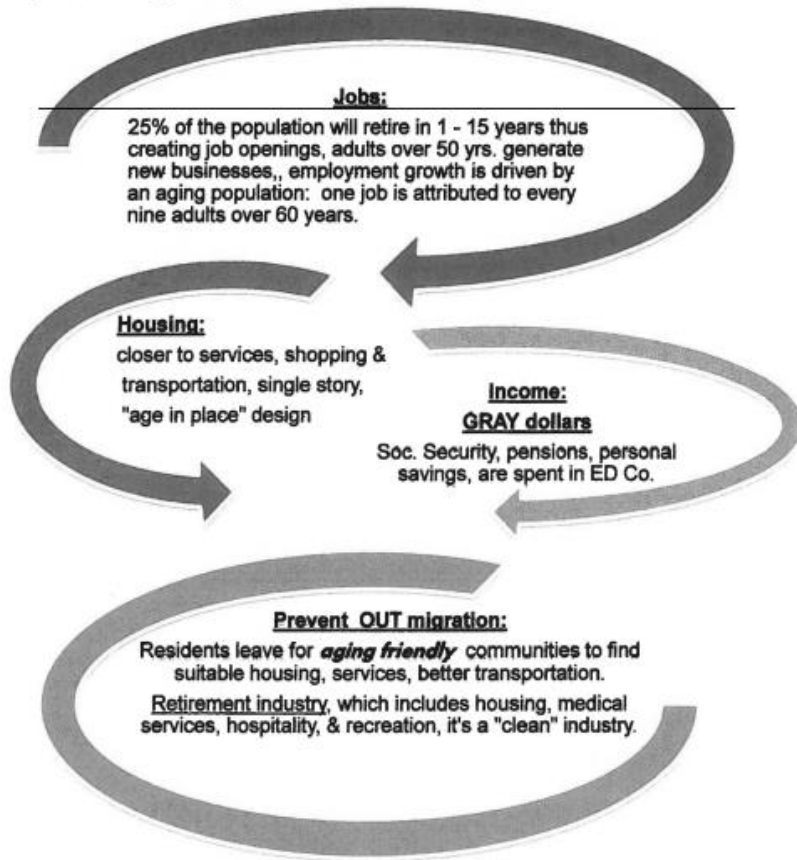
With current limited area and resources available to accomplish major General Plan goals:

- **THE PROJECT OBJECTIVE IS TO:**
 - Increase Sales Tax Capture/ Jobs Creation/ Development of Moderate Housing
 - Plan for best uses in “appropriate areas”
- **2004 GENERAL PLAN:**
 - Current General Plan Policy 2.2.1.2 (Commercial) states:
“...numerous zone districts shall be used to direct specific commercial uses to appropriate areas....”

Why Mixed Use Development: (Cont.)

The 2nd 50 years In El Dorado County

Population of aged 50 years to 65 years > 44,950 US Census 2010



Submitted by Vicki Ludwig Delittorio
at Board Hearing of 12-13 *1
12-0267

Vicki Ludwig, MS, Advocate for the 2nd 50 years, EDC Commission on Aging, Aging Councils of CA.

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Report by EDC Commission on Aging: "The 2nd 50 Years in El Dorado County"

Jobs:

- Employment growth driven by an aging population
- 25% of population will retire in 1-15 years, creating job openings

Housing and Income:

- Housing should be closer to services, shopping and transportation
- Single-story, "age in place" design
- "Gray dollars": Senior income is limited to Social Security, pensions, personal savings

Goal: Prevent OUT Migration

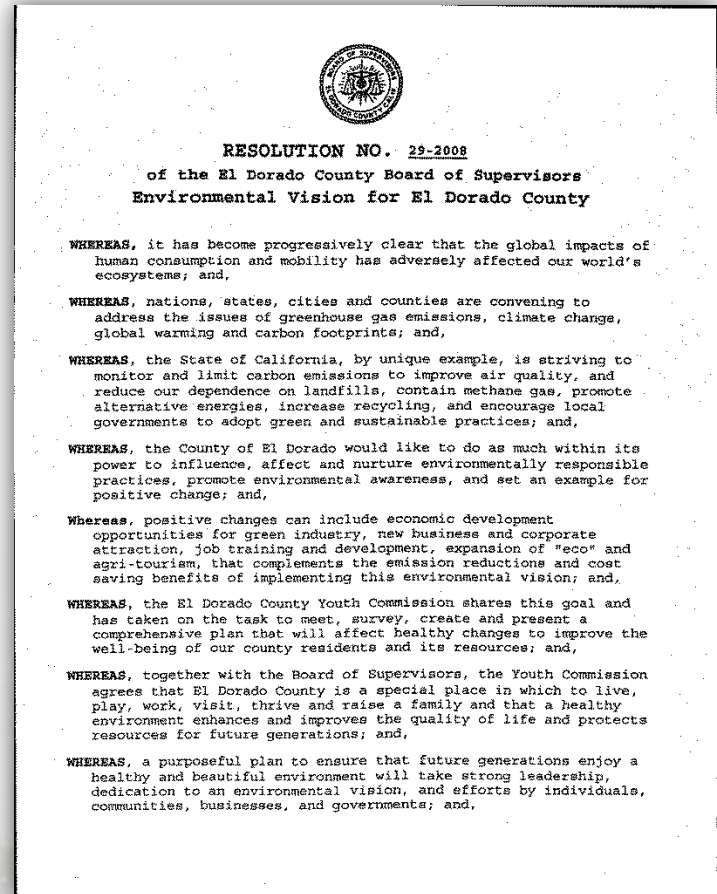
- Create aging-friendly communities with suitable housing, retirement/medical services and better transportation

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Why Mixed Use Development: (Cont.)

The EDC Youth Commission: Environmental Vision for El Dorado County (Resolution No. 29-2008):

- Link community design with the long term health of our citizens;
- Promote programs and designs that reduce traffic congestion;
- Promote the design of sustainable communities;
- Promote pedestrian and bicycle commuting;
- Expand transit opportunities



Why Mixed Use Development (Cont.)

Potential benefits of mixed use development include:

- *Reduce automobile miles traveled*
- *Improve air quality*
- *More housing options for all income levels*
- *Greater housing variety*
- *Shorter trips*
 - Reduces distance between housing, workplaces, shops, restaurants, and other destinations.
- *Stronger neighborhood character*
 - Brings people together, helps promote an identity for the area, and strengthens ties between residents, business owners, and visitors.
- *More cycling and walking*
 - When home, work, and shopping are all close by, it can be easier and more pleasant to walk or bike. Shifting trips to bicycling and walking reduces traffic and pollution.

Mixed Use Design

Small Mixed-Use Building



Loft-Style Building



Cottage



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Live-Work Unit



Mixed Use Design

Facades

Context

Facades are the exterior faces of buildings and are often the principal contributors to a community's character. Facades in many of El Dorado County's historic communities reflect its heyday in the mid-to-late 19th century. The facades of new buildings should respect the historic context while contributing to the establishment of walkable, mixed-use communities.

Guidelines

- H V** Design new infill buildings to reflect traditional design patterns of adjacent buildings. Creative interpretations of traditional elements are encouraged.
- H V L** Include rustic materials (e.g. wood or composites, corrugated metal, rusted or antiqued steel, random stone, brick or similar materials) in the facade.
- H V L** Stain or texture (board-formed, streaked, or washed) any visible concrete.
- H V L** Use horizontal elements such as porches, balconies, and coursing to break up the vertical mass of the facade wall.
- H V L** If a building is to be wider than those traditionally seen in the area, divide the building into modules that express the typical dimensions of the area.
- H V L** Design facades to have a solid-to-void ratio that appears similar to the established community context.
- H V L** On corner lots wrap facade elements around the building.



This new mixed-use building uses facade materials similar to those used in historic buildings. The different facade treatments help break up the long building.

The standard or guideline is applicable for:

H Horizontal mixed-use **V** Vertical mixed-use **L** Large-scale mixed-use

Mixed Use Standards and Guidelines

1. Residential Density
2. Building Height
3. Floor Area Ratio
4. Lot Coverage
5. Setbacks
6. Screening
7. Landscaping
8. Parking Lot Design
9. Parking
10. Loading
11. Mobility and Access
12. Site Amenities
13. Signage
14. Building Frontage
15. Lighting
16. Noise and odor
17. Windows
18. Entrances
19. Facades
20. Ceiling Heights

Each standard and guideline has one or more letters in black boxes directly to its left. These letters indicate whether the standard or guideline is applicable for horizontal mixed-use development (H), vertical mixed-use development (V), or large-scale mixed-use development (L). If a letter appears next to a standard or guideline, that standard or guideline applies to that mixed-use project type.



This **horizontal** mixed-use development features retail, offices, and residences spread across one parcel.



This **vertical** mixed-use building stacks offices above retail.



Large-scale mixed-use developments in El Dorado County may consist of single-family homes with a town center, all surrounded by forests, hills, or agriculture. (Source: Middle Green Valley Specific Plan)

Infill/Opportunity Sites

Project Goal*:

“Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas.”

***TGPA ROI 182-2011[Page 3]**

Implementation:

[New] General Plan Policy 2.4.1.5:

- Sets criteria for identifying infill sites and opportunity areas
- Provides, through an implementation measure, incentives for development of these vacant/underutilized areas.
- Implementation may support the use of mixed-use and "form-based" codes.
- **Implements Housing Element Measure HO-2013-14, which directs the County to:**
“Assist...with incentives addressing barriers to infill development “

Resolution No. 182-2011

Page 3 of 6

Consider deleting requirement for special use permit for Ag Support Services; incorporate standards and permitted uses into Zoning Ordinance

Policy 2.4.1.3

Consider amending policy to recognize the historical townsites of El Dorado/Diamond Springs and other historical townsites.

Policy 2.9.1.2, 2.9.1.3 and 2.9.1.4

Consider amending criteria for establishing Community Region and Rural Center boundaries. Amend timeframe for revision by the Board of Supervisors allowing for amendments to the boundaries to be completed by Board of supervisors on an as needed basis.

New Policies

Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas. This amendment would set criteria for CEQA streamlining opportunities but would not amend land uses or go beyond existing EIR growth projections or densities set by the General Plan. These policies may support the use of Traditional Neighborhood Design guidelines, Mixed Use, and Form Base Code.

TRANSPORTATION AND CIRCULATION ELEMENT

Policy TC-1a, TC-1b, and Table TC-1

Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, TC-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1 and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.

Policies TC-1m, TC-1n(B), TC-1w

Consider amending policies to clean up language including: TC-1m delete “of effort”; TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.

Table TC-2, TC-Xband TC-Xd

Consider amending or deleting Table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.

Policy TC-Xb(C)

Consider amending policy TC-Xb(C) to refer to Figure TC-1 when referencing the circulation diagram.

Policy TC-Xg

Consider amending to include that each development shall also design necessary improvements as well as construct or fund them.

Policy TC-Xi

Consider amending policy to allow for coordination of regional projects to be delivered on a schedule agreed to by related regional agencies and therefore not subject to meeting the scheduling requirements of the policies of this General Plan.

Policies TC-4a, TC-4d and TC-4f

Consider amending policies to clean up language to ensure consistency with subsequent adopted plans.

Policies TC 4i, TC-5a, TC-5b and TC-5c

Consider amending policies to provide more flexibility when requiring sidewalks.

Community Region Mapping Summary*

Community Regions with Sewer Est.

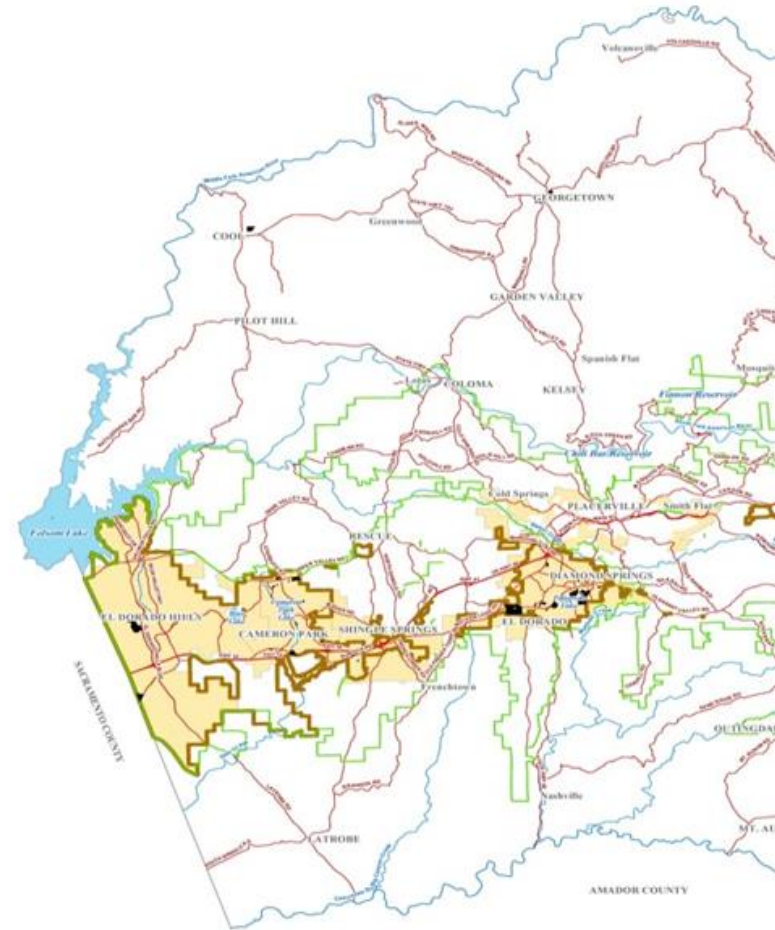
37,000 - Acres

35,000 – Parcels

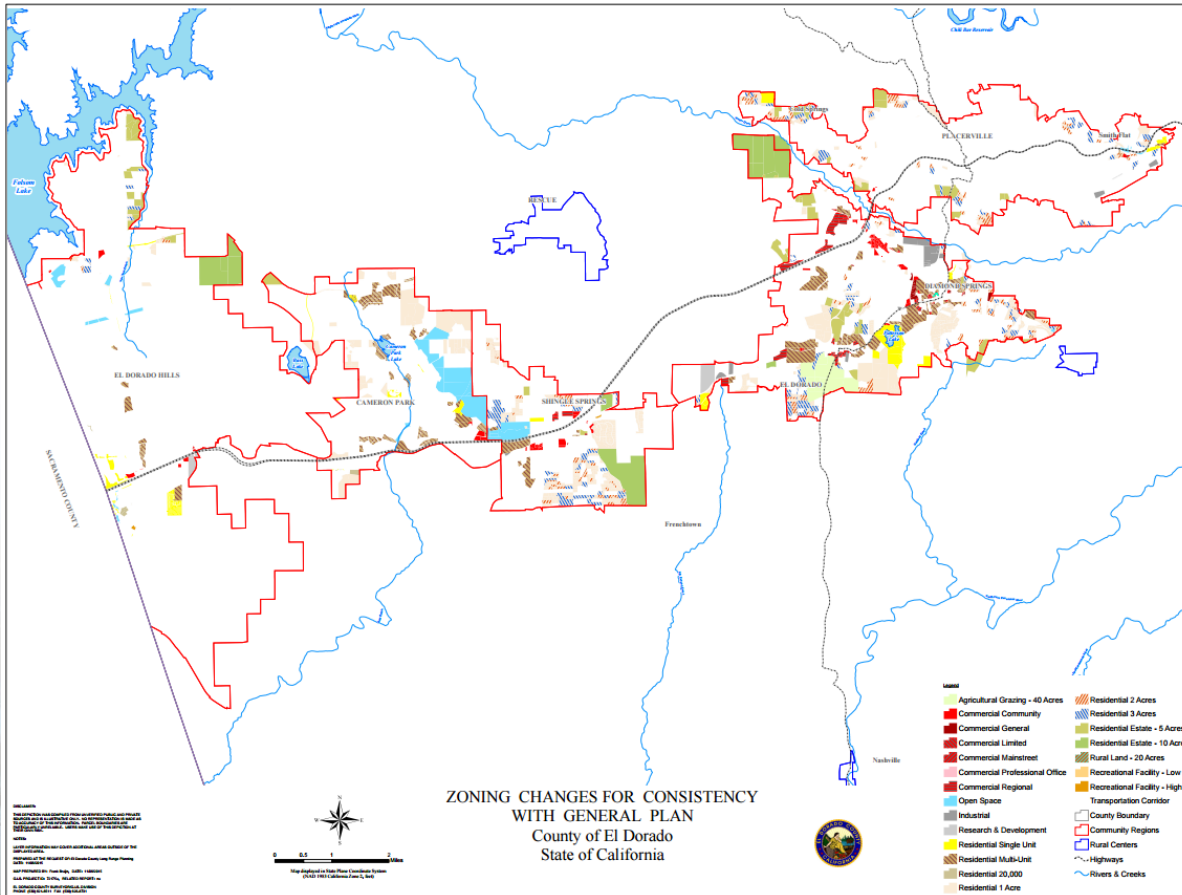
5,000 - Parcels proposed for rezone

4,000 - Similar zoning (e.g. MFR to MFR)

1,000 - Inconsistent zones



Community Region Mapping Summary (cont.)



| General Plan Land Use Policy 2.2.1.2 | Zoning Map Criteria for Analyses in the EIR |
|--------------------------------------|---|
| Low Density Res | 1 unit/ 5-10 Acres |
| Medium Density Res | 1 unit per/1-5 Acres |
| High Density Res | 1-5 Units per Acre |
| Multi-Family Res | 5-24 Units per Acre |
| Commercial | Commercial |

Summary Planning Commission Recommendation*

Recommended approval of Community Region components as proposed, with the following changes:

- Short-Term Construction Noise: Revise Policy 6.5.1.1 to require all temporary project-related construction activities to comply with General Plan noise thresholds or obtain a temporary use permit for short-term exceedances.
- Soundwalls: Revise the ZOU to discourage soundwalls as a means of noise mitigation for new residential development adjacent to high-volume roadways and U.S. Highway 50 (ZOU Section 17.37.070)
- Revise the list of exemptions from noise regulations (ZOU Section 17.37.020)
- Bass Lake Parcel Rezone: Amend the consistency rezone for a single parcel adjacent to the Bass Lake Park area from Recreational Facility – High (RF-H) to Recreational Facility – Low (RF-L)
- Infill Development/Opportunity Areas: Add “recycled water” to list of criteria for new infill development (implementation measure for Policy 2.4.1.5)
- Commercial rezones for General Plan consistency (General Recommendation): The Planning Commission recommends revisions to the Board-endorsed mapping criteria.

***For complete details regarding the Planning Commission recommendation, see Legistar File No. 11-0356, Item 18B (Items No. 6, 8, 9, 11, 14, 18)** 11-0356 18L 45 of 57

A scenic landscape with rolling green hills, a large tree in the foreground, and a bright sky. The text is overlaid on the image.

BOARD DISCUSSION AND PUBLIC COMMENTS

A scenic landscape featuring rolling green hills under a bright, hazy sky. In the foreground, a large, mature tree with a thick trunk and dense foliage stands on the left. The hills in the background are covered in lush green grass, and the overall atmosphere is peaceful and serene.

BREAK

A scenic landscape with rolling green hills, a large tree in the foreground, and a bright sky. The text is overlaid on the upper half of the image.

Planning Commission Review and Recommendation

2014 and 2015 Planning Commission Project Meetings

1. **Monday, August 4, 2014, 5 pm to 7 pm** – *Introduction, Project Background and Project Review Process Overview*
2. **Wednesday, August 6, 2014, 8 am to Noon** – *Project Description, Project Checklist and Summary of Public Comments on the Draft Environmental Impact Report*
3. **Wednesday, August 13, 2014, Noon to 4 pm** – *(1) Zoning Ordinance Format and Chapter Overview; (2) Mapping Process and Final Draft Maps*
4. **Wednesday, August 13, 2014, 6:30 pm to 8 pm** (Regular Agricultural Commission Meeting) – *Project Components Related to Agriculture and Rural*
5. **Thursday, August 14, 2014, 8:30 am to 3 pm** (Regular Planning Commission Meeting) – *(1) Project Components by Objectives: a) Reduce constraints to the development of moderately-priced housing, (b) Support job creation, (c) Capture more sales tax revenues, and (d) Preserve and promote agriculture and natural resources; (2) Mixed-Use Design Manual and Design Standards and Development Guidelines*
6. **Monday, August 18, 2014, 8 am to Noon** – *Begin preparing a recommendation for the Board:*
The Planning Commission completed an initial review of the Project, including public comments and the DEIR, and prepared a tentative recommendation.
7. **Wednesday, August 20, 2014, 8 am to Noon and Wednesday, August 27, 2014, 8:30 am to 12:30 pm** – *The Planning Commission completed deliberations and continued final review of the Project until after the release of the FEIR, including FEIR responses to public comments, in preparation of a final recommendation for the Board at that time.*
8. **August 27, 2015 and September 2, 2015** – *(see next slide)*

Planning Commission Project Meetings on August 27 and September 2, 2015

- The Planning Commission completed review of the Project and the Project Final EIR (FEIR);
- The Planning Commission received and considered public comment regarding both the Project and Project EIR;
- The Planning Commission made a final recommendation to the Board regarding both the Project and Project EIR
- The Planning Commission recommended general overall approval of the Project as proposed with 18 modifications affecting the Draft TGPA, the Draft ZOU and the Final EIR MMRP

(Planning Commission Minutes: Legistar File Attachments 18A and 18B)

Planning Commission

Recommendation - September 2, 2015

Proposed revisions outside the scope of the Project:

- Item 6: Amendments to General Plan Policy 6.5.1.11 (short term construction noise)

Planning Commission recommends the following changes:

Policy 6.5.1.11

The standards outlined in Tables 6-3, 6-4, and 6-5 shall ~~not~~ apply to those activities associated with actual construction of a project ~~as long as such~~ where construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Unless otherwise allowed by the permit or Director. Further, the standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to public projects to alleviate traffic congestion and safety hazards.

Planning Commission

Recommendation - September 2, 2015

Proposed revisions outside the scope of the Project:

- Item 15: Planned Development – Including Density Bonus and 30 Percent Open Space
 - Adding new Section 17.30.080 to the ZOU (Open Space)
 - Amending ZOU Section 17.28.050.B.2.b (Onsite Open Space Requirement)
 - Adding new General Plan Policy 2.2.5.23 (Mandatory 30 Percent open space for residential subdivisions on HDR designated lands)

Planning Commission

Recommendation - September 2, 2015

Proposed revisions outside the scope of the Project:

- Item 18: Mapping Criteria for Commercial-Zoned Lands (**General Recommendation**)
 - The Project contemplates commercial zones to be considered by “appropriate area” as directed in General Plan Policy 2.2.1.2.
 - However, the Commission recommends that where a parcel is currently either entirely or partially zoned residential and is being rezoned to commercial for General Plan consistency, it should be rezoned to the least intense Commercial zone, except for where it would create a non-conforming use.
 - The Planning Commission did not identify which commercial zone it felt was least intensive.
 - Affects approximately 324 parcels located throughout the County including all Community Regions and most Rural Centers

Recommendation

Staff recommends that the Board take the following actions as recommended by the Planning Commission as shown on Attachments 18A and 18B with the following exceptions:

1. Exclude Planning Commission recommended revisions listed as numbers 6, 15, and 18 on Attachment 18B; and
2. Include revisions to Mixed Use Design Standards and Guidelines and Shingle Springs section in the Mixed Use Design Manual as shown on pages 12 and 13 of this memo; and
3. Include revisions as shown on the Errata Sheet dated August 27, 2015 (*See Legistar File No. 11-0356 – Attachment 16M*) revised November 10, 2015 (*See Legistar File No. 11-0356 – Attachment 18F*), including minor revisions in the FEIR to Response to Comment O-1-14 and O-1-451, additional items identified during the Planning Commission Hearing on August 27, 2015 and September 2, 2015, and items related to Zoning Ordinance sections not included in the Project (*as outlined in staff's memo to the Board on page 25 [Legistar File No. 11-0356 – 18F]*).

A scenic landscape with rolling green hills, a large tree in the foreground, and a bright sky. The text "Post-Adoption Implementation" is centered in a blue font.

Post-Adoption Implementation

ZOU Post-Adoption

- **Project implementation will include integration of several sections of the existing Zoning Ordinance not included in the Project Description and not proposed for amendment.**
- **By a separate action of the Board, post-adoption “clean-ups” would add these sections into the Zoning Ordinance Update:**
 - Sign Ordinance (Chapter 130.16)
 - Parcel Size Exception (Section 130.14.110)
 - Medical Marijuana (Section 130.14.250)
 - Airport Safety (-AA) District (Chapter 130.38)
 - Public Notification of Land Development Applications and Public Hearings (Sections 130.04.015, 130.10.020, 130.10.040, 140.22.200)

TGPA-ZOU Tentative Hearing Schedule

November 13, 2015 - All Day (*If needed*):

- **Continuation of previous discussion as needed and Board Deliberation:**
 - Review of Planning Commission Recommendation, including review and feasibility of modification(s) to proposed EIR mitigation measures
 - Board (tentatively) Certifies EIR
 - Board deliberation and (tentative) action on the TGPA-ZOU